

Retail Unit Available at Cedar Hills Shopping Centre

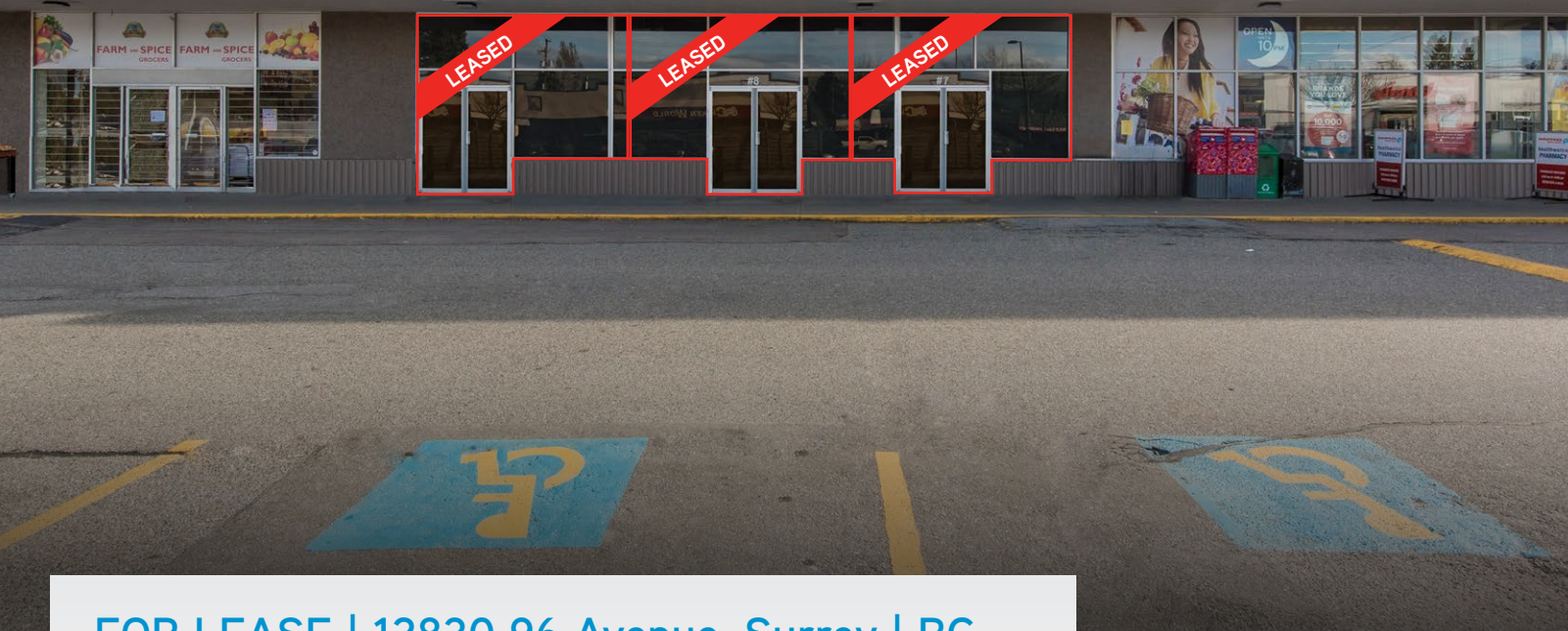
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Cedar Hills sits at the southeast corner of 96th and 128th Street, in North Surrey. As an arterial connector, 96th Avenue connects 120th Street (Scott Road) to Highway 1, Highway 15 and Golden Ears Way.

Property Highlights

- High traffic location
- Co-tenants include Shoppers Drug Mart, Subway, Starbucks, Vancity, Anytime Fitness, Starbucks and others
- Upgraded parking lot featuring 110 parking stalls
- New exterior paint and lighting
- Area tenants include No Frills Grocery, McDonald's and TD Bank

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Opportunity

With the focus of diversifying the tenant mix of Cedar Hills, the owners have split unit 8 into 3 separate units. Units will be delivered in shell condition with separate electrical panels, HVAC and plumbing.

Availability

Unit	Available Space (SF)	Asking Rent (\$/SF)
8C	1,159	Contact Listing Agent

Additional Rent (2019)

\$10.64 plus Management Fee (5% of Net Rent)

Area Demographics (3km Radius)



Current Population (2019)

98,042



Projected Population (2025)

106,694



Average Household Income (2019)

\$74,498



Projected Average Household Income (2025)

\$90,268

